

# ROYAL BOROUGH OF WINDSOR AND MAIDENHEAD

## WINDSOR AND ASCOT PANEL UPDATE DECEMBER 7<sup>TH</sup> 2023

<b>Application No.:</b>	23/01387/FULL (Item 5)
<b>Location:</b>	Broom Lodge And Land At Broom Lodge Stanwell Road Horton Slough
<b>Proposal:</b>	Subdivision of existing residential dwelling into 5 flats (including partial demolition and extension of the dwelling) and erection of 10no. detached and semi-detached dwellings together with revised access, driveways and landscaping
<b>Applicant:</b>	Mr Patel
<b>Agent:</b>	Mrs Brigid Taylor
<b>Parish/Ward:</b>	Horton Parish/Datchet Horton And Wraysbury
<b>If you have a question about this report, please contact:</b> Nick Westlake at <a href="mailto:nick.westlake@rbwm.gov.uk">nick.westlake@rbwm.gov.uk</a>	

1. Sentence to be deleted:

Within the **SUMMARY** (pg 73 of the report pack)

**(Paragraph 2)** The following sentence should be removed.

*'an internal layout that fails to meet the minimum technical requirements for road widths and parking'*

2. Additional Highway information was received following competition of the draft report. The updates received on the 24/11/2023 were of a technical nature. Please see the email dated 28/11/2023, (included in Appendix 1 below).

These updates overcome the Highway Officer objection, as detailed in paragraph 8.56 of the Committee Report, that confirms:

*'However, amended plans have been received on the 24/11/2023, addressing the following issues; sweep path drawings, road widths enlarging, one extra parking space provided, parking sizes to meet standards. Collectively, these overcome the Highways reasons for refusal.'*

3. The Highways Officer has not responded to these updates at the time of writing, however due to the nature of the updates (spaces enlarged, road size increased, additional parking space ect). All of which have been measured and confirmed by the case Officer. The updated information clearly overcomes the Highways Officers reason to object to the proposal. This has also been accepted by managers reviewing the case who consider an informed judgement can be made without an additional Highway comment being necessary.

## Appendix 1

---

**From:** Brigid Taylor <[REDACTED]>  
**Sent:** 28 November 2023 13:53  
**To:** Nick Westlake <[Nick.Westlake@RBWM.gov.uk](mailto:Nick.Westlake@RBWM.gov.uk)>  
**Subject:** FW: 23-01387 - FULL- Broom Lodge And Land At Broom Lodge Stanwell Road  
**Importance:** High

**CAUTION:** This email originated from outside the council. Do not click any links or open attachments in this email unless you recognise the sender and are sure that the content is safe.

Nick

The amendments have been prepared, in response to the comments made by the highways officer recently. I have provided below a side-by-side comparison of the proposed site layout (original vs amended) for ease of reference.

In summary, the design has been tweaked to:

- ensure that all garages and driveway parking spaces meet the required dimensions and there is space to store a vehicle alongside bicycles in garages;
- show parking spaces more clearly identified as such (with additional one identified at Plot 5)
- footway repositioned from left to right hand side of access road and road width meeting required width, as raised by highways officer;
- Pedestrian access into bin/bike store, and bike store has been realigned.
- alter the road alignment between Plots 3/4 and Plot 10
- alter the point at which the shared surface begins (between Plot 3 and the communal bin and bike stores).

We have provided additional plans showing the communal bin and bike stores and also a 'technical overlay' drawing which shows the dimensions of these various features marked up, in response to the highways officer's request for the same.

We have also provided swept path drawings, to show these revisions work from a technical perspective.

We have not provided speed survey data to justify the visibility splay, as the road is already subject to traffic calming measures, which provides added assurance re: traffic speeds in this 30mph zone.

End of Update.

4. No further updates on the other cases:

- (Item 4) **23/01090/FULL** - Grasmere Broadleys Hale And Winwood And Land At Sawyers Close Windsor
- (Item 6) **23/01516/FULL** - 59-59A St Leanards Road Windsor
- (Item 7) **23/02143/FULL** - RBWM Recycling Site At Windsor Leisure Centre Stovell Road Windsor SL4 5JB

Have been provided.

**END.**